

48-203

BK7360PG054  
**WARRANTY DEED**  
**012063**

**TRANSFER**  
**TAX**  
**PAID**

**KNOW ALL MEN BY THESE PRESENTS**, that **Armera T. Ferris**, of Waterville, County of Kennebec and State of Maine in consideration of one dollar and other valuable consideration paid by **Joseph E. Ferris**, of Waterville, County of Kennebec and State of Maine the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain sell and convey unto the said Joseph E. Ferris, his heirs and assigns forever, a certain lot or parcel of land with the buildings thereon, located in the City of Waterville, County of Kennebec and State of Maine, on the westerly side of Pleasant Street, so-called, therein, commonly known as 80-80 1/2 Pleasant Street, bounded and described as follows:

Beginning at a rod set in the ground at the northeasterly corner of land formerly owned by George F. Gilman, later by John B. Friel, and now owned by Lewis L. Levine; thence in a northerly direction along the west line of said Pleasant Street a distance of approximately six (6) rods to the south line of land formerly owned by Alban Emery and now said to be owned by the Ware Estate; thence in a westerly direction along the south line of said land said to be owned by said Ware Estate to the Hayden Brook Sewer, so-called, formerly known as Hayden Brook; thence in a southerly direction along the east line of the Hayden Brook Sewer to the land formerly owned by John B. Friel and now owned by Lewis L. Levine, a distance of approximately six (6) rods; thence in an easterly direction along the north line of land of said Lewis L. Levine to the westerly line of said Pleasant Street and the point of beginning.

**MEANING AND INTENDING** to convey the same premises as conveyed to Mary A. Ferris and Armera T. Ferris, as joint tenants, from Fannie T. Ferris by Warranty Deed dated May 25, 1976 and recorded in the Kennebec County Registry of Deeds in Book 1909, Page 133. Mary A. Ferris having previously deceased.

**Excepting and reserving however**, for the benefit of the Grantor herein, the right to use and occupy the said real estate during the remaining years of her lifetime, this being the reservation of life estate. During such period of life use, the said Grantor will pay the real estate taxes as assessed against the premises, the cost of fire or homeowners insurance coverage and the expense of utilities and heating the dwelling house. The Grantor shall be responsible for the cost of repairs and ordinary maintenance.

**TO HAVE AND TO HOLD** the aforegranted and bargained premises, with all privileges and appurtenances thereof, to the said Joseph E. Ferris, his heirs and assigns, to them and their use and behoof forever.

**AND I** do covenant with the said Grantee, his heirs and assigns, that I am lawfully seized in fee of the premises; that they are free of all encumbrances; that I have good right to sell and convey to the said Grantee to hold as aforesaid; and that I and my heirs, shall and will warrant and defend the same to the said Joseph E. Ferris, his heirs and assigns forever, against the lawful claims and demands of all persons.

1  
Hale Law Office (2)

48-203

BK 7360PG055

IN WITNESS WHEREOF, I, the said **Armera T. Ferris** have hereunto set my hand and seal this 14<sup>th</sup> day of April, 2003.

Signed, Sealed and Delivered  
in presence of

Toni M. Allen

Armera T. Ferris  
**Armera T. Ferris**

STATE OF MAINE  
Kennebec, ss.

April 14, 2003

Personally appeared the above named **Armera T. Ferris** and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Toni M. Allen  
Notary Public/Attorney at Law

Toni M. Allen  
Notary Public, Maine  
My Commission Expires June 16, 2006

Printed Name

RECEIVED KENNEBEC SS.

2003 APR 18 AM 9:00

ATTEST: Buffy Ruth Whiting  
REGISTER OF DEEDS